

**MARYLAND HISTORICAL TRUST
DETERMINATION OF ELIGIBILITY FORM**

NR Eligible: yes ☐
no ☒

Property Name: Gladway/Hacker Neighborhood Inventory Number: BA-3172
Address: Gladway Road Hacker Avenue Historic district: ☐ yes ☒ no
City: Baltimore Zip Code: 21220 County: Baltimore County
USGS Quadrangle(s): Middle River
Property Owner: Multiple Owners Tax Account ID Number: multiple
Tax Map Parcel Number(s): multiple Tax Map Number: 82
Project: Campbell Boulevard Extension Agency: Baltimore County Government
Agency Prepared By: A.D. Marble & Company
Preparer's Name: Stephanie Foell Date Prepared: 5/14/2004

Documentation is presented in: _____

Preparer's Eligibility Recommendation: ☐ Eligibility recommended ☒ Eligibility not recommended

Criteria: ☐ A ☐ B ☐ C ☐ D Considerations: ☐ A ☐ B ☐ C ☐ D ☐ E ☐ F ☐ G

Complete if the property is a contributing or non-contributing resource to a NR district/property:

Name of the District/Property: _____

Inventory Number: _____ Eligible: ☐ yes ☐ no Listed: ☐ yes ☐ no

Site visit by MHT Staff ☐ yes ☒ no Name: _____ Date: _____

Description of Property and Justification: *(Please attach map and photo)*

Architectural Description

The Gladway/Hacker neighborhood in Middle River, Baltimore County, Maryland is comprised of buildings from various decades of development, ranging from the 1940s to the 1970s.

The earliest buildings are heavily altered. The residence at 9902 Hacker Avenue dates to 1944 and was likely originally a small, one-and-one-half story farmhouse. The original portion of the building consists of a front-gable façade with a full-width, single-story, shed-roof porch. The house has since been enlarged substantially by the addition of a cross-gable ell and a large shed-roof dormer. The house has replacement windows and is clad in vinyl siding.

The residence at 9903 Hacker Avenue is a modest, single-story cottage. It was constructed in 1949. The entire façade has been obscured by the installation of a screened porch. The building is clad in siding. It has a side-gable roof with an integral shed roof that covers the porch.

Remaining residences date from the 1950s, 60s, and 70s. Two residences from the early 1950s each display elements of the

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MHT Comments:

Jim Taniguchi
Reviewer, Office of Preservation Services

6/30/04
Date

[Signature]
Reviewer, National Register Program

6/30/04
Date

200401864

Minimal Traditional/Cape Cod styles. Both are one-and-one-half stories. The house at 1101 Gladway Road has a side-gable form and gabled dormers and is clad in siding. The house at 1102 Gladway Road is also clad in siding. It has a steeply pitched cross-gable roof form and an exterior chimney.

Residences from the late 1950s and beyond are modest examples of the Ranch style. All are a single story in height with gable roofs. Most are clad in brick, with several examples clad in asbestos shingle siding.

History/Significance

General Regional History

The Gladway/Hacker neighborhood group is located in eastern Baltimore County in the Middle River neighborhood. In the eighteenth and nineteenth centuries, much of the area developed as a result of its proximity to Philadelphia Road, a major thoroughfare within the region. From the early years of settlement into the twentieth century, much of the land of this portion of Baltimore County was involved in small-scale farming. After World War II, the growing suburbanization of the Baltimore region reached Middle River and much of the farmland was subdivided into smaller lots. Many post-War neighborhoods containing small residences are concentrated in this part of Baltimore County.

Philadelphia Road

The area of Baltimore County that is now Rosedale developed largely as a result of its proximity to Philadelphia Road/Maryland Route 7, a road that originated as a Native American trail (Brooks and Rockel 1979:134). In 1729, the City of Baltimore was platted as a future port and commerce center. During that time, surveyors laid out the Philadelphia Road, linking Philadelphia, the New World's largest port city, with points south and west, including Baltimore.

The roadway's importance grew over time as interstate commerce became more prevalent. By the 1740s, commercial thoroughfares were being constructed to move farm produce, mill products, lime, and iron castings to the port city of Baltimore, and taverns and hotels sprang up along the Philadelphia Road. In 1814, after several attempts to establish a turnpike, the Baltimore and Havre de Grace Turnpike Company received a charter to construct a toll road on the bed of the Philadelphia Road. The turnpike company initially enjoyed a period of prosperity. However, after only 20 years, railroads began offering intense competition (Hollifield 1978:81-82).

As Baltimore continued its expansion eastward, portions of the turnpike were ceded to the city. In 1888, Harford County assumed control of the turnpike contained within its boundaries. The end of the turnpike came in 1894, when Baltimore County assumed control of the remaining roadway within its jurisdiction.

During the twentieth century, traffic continued to increase on Philadelphia Road, particularly when automobiles became prevalent. Businesses arose along the former turnpike to serve the traveling public, and many thought the road would continue to be the favored route for those traveling between Philadelphia and points south. However, in the late 1930s, the state held discussions regarding Works Progress Administration funds available for highway construction. A decision was made either to improve the existing Philadelphia Road, by then designated as Maryland Route 7, or construct a new roadway parallel to the old one. The businesses along the existing route fought to retain their source of business, but constructing a new, parallel road became the final decision, and work commenced on the new road, the Pulaski Highway, which eventually replaced Philadelphia Road as the primary thoroughfare through the area.

Agricultural Development in Eastern Baltimore County

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European settlement of eastern Baltimore County likely began circa 1660. Because of the costly and complex land grant process, many wealthy landowners purchased parcels of land in Baltimore County, viewing these holdings as either investments in the future or potential bequests for heirs. Even land that had been purchased remained vacant (Marks 2000:7).

Consequently, during the early eighteenth century, land patterns consisted of small settlements, trails, and wilderness. Small-scale farmers, woodcutters, and miners were the primary residents, not the structured society of the southern Maryland gentry. This trend continued into later centuries as farmers continued to cultivate smaller plots of land than their Southern, plantation-owning counterparts (Marks 2000:11).

Middle River was originally part of an agricultural region. Generally, farms were small in size and produced relatively minor amounts of what were known as "stoop crops," vegetables which required bending over to harvest. These included carrots, parsnips, beans, etc. These crops were either sold at markets throughout Baltimore City (usually the Belair Market, the closest to the area) or by the farmers themselves, a practice known as truck farming, which was prevalent throughout the area. Also at this time, as greenhouses came into widespread use, this area of Baltimore County became an important center for the production of year-round cut flowers for weddings, funerals, and bouquets (McGrain 1990:17).

Suburban Growth

Substantial suburban growth would not come to Middle River until the 1940s and 1950s. Following World War II, there was a housing shortage in the Baltimore area, and developers purchased many farms for housing developments. Returning war veterans took advantage of the Servicemen's Readjustment Act of 1944, commonly called the G.I. Bill of Rights, which provided guarantees on home mortgages. Furthermore, Americans' growing reliance on the automobile allowed a massive residential shift away from Baltimore to the suburbs. This change is particularly evident in portions of Rosedale, where new streets were laid out and small Minimal Traditional-style residences, common in the post-War years, are plentiful. Residential growth in this locality began in the 1950s and continued steadily over the following decades, with 75 percent of the 1990 housing units constructed between 1950 and 1979.

The Gladway/Hacker neighborhood group is an example of an unplanned suburban neighborhood, a "cluster of buildings not conceived as a planned neighborhood or planned development and . . . built within a wide date range (Suburbanization Historic Context and Survey Methodology n.d.:b)." Unplanned neighborhoods in Maryland often developed along major transportation routes such as Philadelphia Road/Maryland Route 7, with buildings first occurring along the main route and later expanding onto new streets.

The earliest houses within the Gladway/Hacker neighborhood grouping are simple cottages, now heavily altered, which were constructed in the 1940s. Following this earliest period of construction, Minimal Traditional and Ranch houses appeared in the 1950s. In addition to the alterations to the earliest buildings, subsequent construction in the 1960s and 70s greatly obscures the remaining historic character of the neighborhood.

Cape Cod and Minimal Traditional residences (which are not distinguished from each other by some scholars) are the consequence of the dire need for small residences in the years at the end of and directly following World War II. Quick, efficient, and affordable construction was of paramount importance, and the resulting houses display little architectural ornamentation. Commonly one or one-and-one-half stories, roofs are gabled and the eaves are usually close to the building (McAlester and McAlester 1984:477-478).

This broad range of construction dates gives the neighborhood a somewhat incoherent appearance, although all of the residences are of similar size and scale.

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Beyond the boundaries of the current area of potential effect/study area, the greater Middle River area displays a similar lack of coherence, with turn-of-the century farmhouses intermingled with early-twentieth century bungalows and a strong majority of post-War Cape Cod and Minimal Traditional houses.

Determination of Eligibility

The Gladway/Hacker neighborhood grouping is a collection of primarily mid-twentieth century, residences. Modest in scale, these buildings have all undergone substantial alterations to their original building materials.

The quality of significance in American history, architecture, archeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and:

- A. that are associated with events that have made a significant contribution to the broad patterns of our history; or
- B. that are associated with the lives of significant persons in our past; or
- C. that embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- D. that have yielded or may be likely to yield, information important in history or prehistory.

The Gladway/Hacker neighborhood grouping is not eligible for listing in the National Register of Historic Places. Under Criterion A, it is not associated with any significant events that impacted the broad patterns of American history. Although a small subset of neighborhoods have a strong historic association with suburbanization trends and/or impacted later neighborhoods, the Gladway/Hacker grouping does not have these important associations which would make it eligible under Criterion A. Similarly, research did not uncover any associations with prominent persons which would make the grouping eligible under Criterion B.

The Gladway/Hacker neighborhood grouping is not eligible under Criterion C as an example of an unplanned suburban neighborhood. According to Suburbanization Historic Context and Survey Methodology, for an unplanned neighborhood to be eligible under Criterion C, it must possess an exceptionally high level of integrity of materials, design of individual properties, feeling, and setting to represent a direct association with the suburban movement. Most of the residences in the Gladway/Hacker grouping retain little architectural integrity due in large part to alterations in building materials and fenestration. No properties within the Gladway/Hacker grouping are individually eligible for the National Register. The neighborhood was not evaluated under Criterion D.

Key References

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Hollifield, William

1978 Difficulties Made Easy: History of the Turnpikes of Baltimore City and County. Baltimore County Historical Society, Cockeysville, Maryland.

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1990 An Agricultural History of Baltimore County, Maryland. n.p.

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United States Department of the Interior.

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1000 Gladway Road (BA-3172)



1001 Gladway Road (BA-3172)



1011 Gladway Road (BA-3172)



1019 Gladway Road (BA-3172)



1024 Gladway Road (BA-3172)



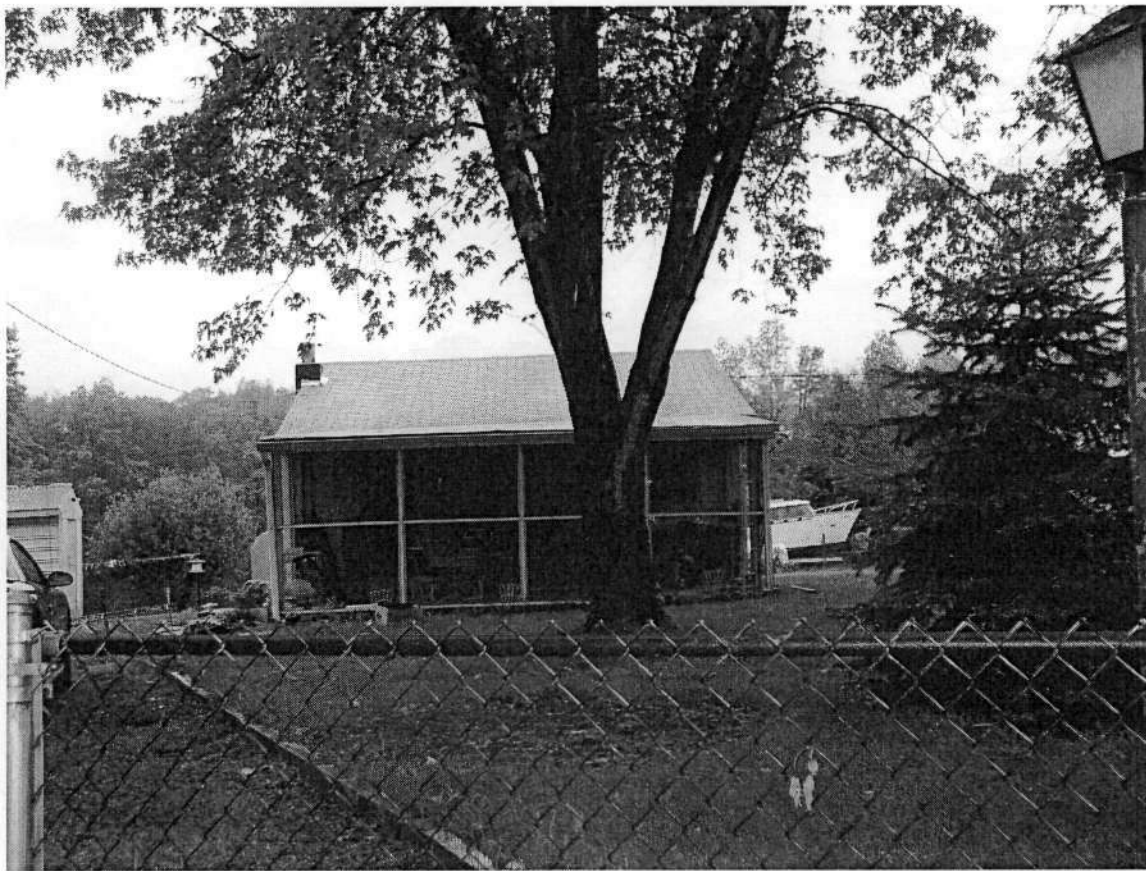
1101 Gladway Road (BA-3172)



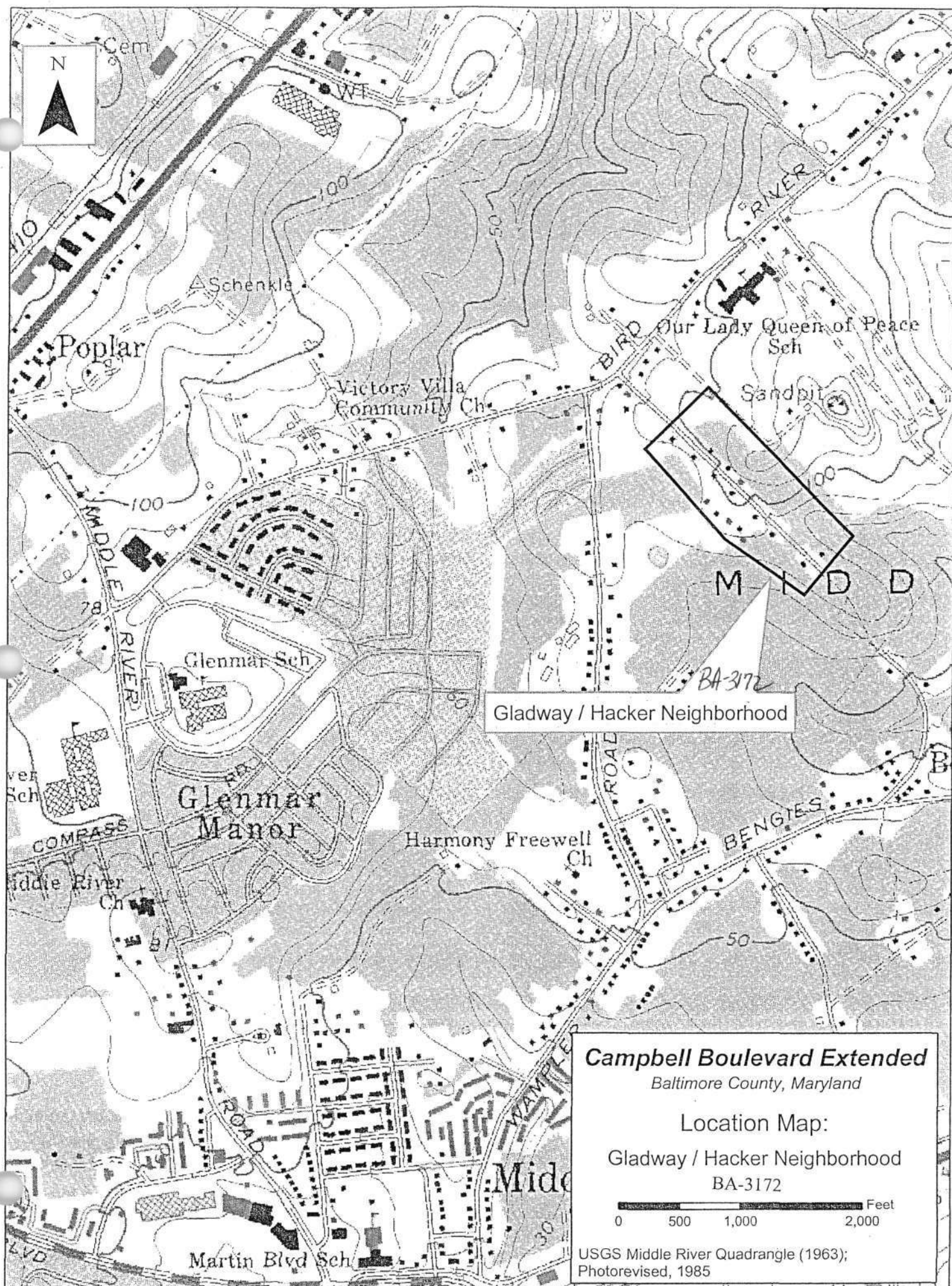
1102 Gladway Road (BA-3172)



9902 Hacker Avenue (BA-3172)



9903 Hacker Avenue (BA-3172)



Campbell Boulevard Extended

Baltimore County, Maryland

Location Map:

Gladway / Hacker Neighborhood

BA-3172

0 500 1,000 2,000 Feet

USGS Middle River Quadrangle (1963);
Photorevised, 1985



BA-3172

1000 Gladway Road - Gladway/Hacker
Neighborhood

Baltimore County, MD

STell

11/2004

MD STPO

View to the West

1/8

ART-2611 <NO. 17A>023
683 7817 -1 N N-6 34 (0422)0



BA - 3172

1001 Gladway Rd - Gladway/Hacker
Neighborhood

Baltimore County, MD

S Fol 11

11/2004

MD SHPO

View to the SE

2/8

ART-2611 <No. 16A>022
683 7817 -1 N N-6 03 <042>0



BA-3172

1011 Gladway Road - Gladway Hacker
Neighborhood

Baltimore County, MD

SFoell

11/2004

MD SHPO

View to the NE

3/8

ART-2611 <No. 204>026
683 7817 -1 N N-2 25 (042)0



BA-3172

1024 Gladway Rd - Gladway/Hacker
Neighborhood

Baltimore County, MD

SFoell

11/2004

MD SHPO

View to the west

4/8

ART-2611 <No. 23A>029
683 7817 -1 N N-5 09 <042>0



BA-3172

1101 Gladway Rd - Gladway/Hacker Neighbor-
hood

Baltimore County, MD

SFoell

11/2004

MD SHPO

View to the east

5/8

ART-2611 <No. 22A>028
683 7817 -1 N N-6 37 <042>0



BA-3172

1102 Gladway Rd - Gladway/Hacker
Neighborhood

Baltimore County, MD

SFoell

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View to the South

6/8

ART-2611 <No. 21A>027
683 7817 -1 N N-2 36 <042>0



BA-3172

9902 Hacker Ave. - Gladway/Hacker
Neighborhood
Baltimore County, MD
SFæll

11/2004

MD SHPO

View to the SW

7/8

ART-2611 <No. 18A>024
683 7817 -1 N N-2 16 <042>0



BA-3172

9903 Hacker Ave - Gladway/Hacker
Neighborhood

Baltimore County, MD

SToell

11/2004

MD SHPO

View to the SW

8/8

ART-2611 <No. 19A>025
683 7817 -1 N N-5 24 <042>0